

***City Council
Special Meeting
Board & Commission Interviews***

Monday, December 11, 2016

City Hall, Spruce Room

749 Main Street

5:30 PM

- 1. CALL TO ORDER**
- 2. APPROVAL OF AGENDA**
- 3. DISCUSSION OF INTERVIEW QUESTIONS & PROCESS**
- 4. PLANNING COMMISSION INTERVIEWS**
- 5. DISCUSSION & IDENTIFICATION OF POTENTIAL APPOINTEES**
- 6. ADJOURN**

***The second night of this meeting, previously scheduled for
December 12, has been cancelled.***

[Link to committee packet of all board applications.](#)

***Board and Commission appointments will be made at the
December 19 City Council meeting.***

City Council
Planning Commission Interviews

Monday, December 11, 2017

5:30 PM

City Hall, 749 Main Street, Spruce Room

TIME	NAME
5:30 PM	Discussion of Interview Questions & Process
6:20 PM	Debra Williams
6:40 PM	Keaton Howe
7:00 PM	David Hsu*
7:20 PM	BREAK
7:40 PM	Jayne Moss
8:00 PM	Dietrich Hoefner
8:20 PM	Discussion & Identification of Potential Appointees for all Board Vacancies

* applying for reappointment

2018 Board and Commission Applicants

Board of Adjustment (2 vacancies)	Building Code Board of Appeals (3 vacancies)	Business Retention Development (2 vacancies)	Cultural Council (4 vacancies)	Historic Preservation Commission (2 vacancies)	Historical Commission (2 vacancies)	Local Licensing Authority (2 vacancies)
Jessica Leedy A	Matt Berry* [^] A	Todd Budin* A	Mark Cathcart A	Hannah Parris A	Paula Elrod* A	Lee Scriggins A
Andy Meseek* I	Steven Knapp* [^] A	Audrey Debarros C	Leah Franks A	Michael Ulm *~ [^] A		
		Charles Harris	Kate Ward A			
		Tamara Helm				
	One position will remain vacant until filled in 2018.	Matt Mettry C	One position will remain vacant until filled in 2018.		One position will remain vacant until filled in 2018.	One position will remain vacant until filled in 2018.
		Mark Oberholzer* A				
				~Preservation Professional		
	[^] Building Professional			[^] Old Town Resident		
Open Space Advisory Board (4 vacancies)	Parks & Public Landscaping Advisory Board (3 vacancies)	Planning Commission (4 vacancies)	Recreation Advisory Board (7 vacancies)	Revitalization Commission (2 vacancies)	Sustainability Advisory Board (4 vacancies)	
David Blankenship D	Dave Clabots* D	Rich Bradfield I	Rich Bradfield D**	Alex Gorsevski* A	Seth Adams A	
Missy Davis* D	Laurie Harford D	Tucker Brown	Larry Brassem D		Heather Braithwaite A	
Peter Gowen D	Keaton Howe* I	Cynthia Cody	Tucker Brown D		Laura Levesque-Catalano A	
Charles Harris D	Billy O'Donnell*	John Ewy C	Yvonne Danyluck D		Billy O'Donnell	
Laura Wojtalik D	Ezra Paddock D	Peter Gowen	Bob Shoulders D		Mark Persichtti* A	
		Nora Harris	Andrew Thackray D			
		Dietrich Hoefner I	Erin Watson D			
Deliberate about the group as a whole without interviews.	Deliberate about the group as a whole without interviews.	Keaton Howe I				
		David Hsu* I	Deliberate about the group as a whole without interviews.			
		Nicole Laiho				
		Andy Meseek I				
		Jayne Moss I				
		Debra Williams I	** Switched from Planning Commission to Rec Board.			

* denotes reappointment applicant

Blue – Ward 1 Resident

Green – Ward 2 Resident

Orange – Ward 3 Resident

Red text refers to specific board requirements.

A - Appoint with no interview

I - Interview for Planning Commission

D - Deliberate on application without an interview

C - Consider appointment to a different board

updated 12/4/17

2018 Board and Commission Vacancies

Appointee Names	Length of Term	Available Terms
Board of Adjustment		2
	3 Years	January 2018 - December 2020
<i>associate</i>	3 Years	January 2018 - December 2020
<i>Make associate full member</i>		
Building Code Board of Appeals		3
	3 Years	January 2018 - December 2020
	3 Years	January 2018 - December 2020
	3 Years	January 2018 - December 2020
Business Retention & Development		2
	3 Years	January 2018 - December 2020
	3 Years	January 2018 - December 2020
Cultural Council		4
	3 Years	January 2018 - December 2020
	3 Years	January 2018 - December 2020
	3 Years	January 2018 - December 2020
	2 Years	January 2018 - December 2019
Historic Preservation Commission		2
	3 Years	January 2018 - December 2020
	3 Years	January 2018 - December 2020
Historical Commission		2
	4 Years	January 2018 - December 2021
	4 Years	January 2018 - December 2021
Local Licensing Authority		2
	4 Years	January 2018 - December 2021
<i>associate</i>	4 Years	January 2018 - December 2021
Open Space Advisory Board		3
	3 Years	January 2018 - December 2020
	3 Years	January 2018 - December 2020
<i>alternate</i>	1 Year	January 2018 - December 2018
<i>Make alternate full member</i>		
Parks & Public Landscaping Advisory Board		3
	3 Years	January 2018 - December 2020
	3 Years	January 2018 - December 2020
	1 Year	January 2018 - December 2018
Planning Commission		4
	6 Years	January 2018 - December 2023
	4 Years	January 2018 - December 2021
	2 Years	January 2018 - December 2019
	2 Years	January 2018 - December 2019

2018 Board and Commission Vacancies

Recreation Advisory Board		9
	1 Year	January 2018 - December 2018
	1 Year	January 2018 - December 2018
	1 Year	January 2018 - December 2018
	2 Years	January 2018 - December 2019
	2 Years	January 2018 - December 2019
	2 Years	January 2018 - December 2019
	3 Years	January 2018 - December 2020
Michele Van Pelt	3 Years	January 2018 - December 2020
Lisa Norgard	3 Years	January 2018 - December 2020
Revitalization Commission		2
	5 Years	January 2018 - December 2022
	4 Years	January 2018 - December 2021
Sustainability Advisory Board		4
	4 Years	January 2018 - December 2021
	4 Years	January 2018 - December 2021
	4 Years	January 2018 - December 2021
	1 Year	January 2018 - December 2018

	Debra Williams	Keaton Howe	David Hsu	Jayme Moss	Dietrich Hoefner
Briefly explain your interest in serving on the Planning Commission.	<p>I would like to bring my long history of experience in zoning, land use planning/development, and fiduciary responsibility to Louisville. As you might know, I was a Town Trustee and Mayor Pro-Tem for 8 years as well as 4 years on the Open Space Advisory Committee during key land development and open space acquisitions for the Town of Superior. (Special thank you to the council for the recent open space acquisition of Mayhoffer farms.) I realize being relatively new to Louisville may deter some from appointing me to the Planning Commission, however what I bring is experience that will be vital to City Council when it is needed most. I fully understand that an effective Planning Commission is one that provides full due diligence, insight, and information to the council in order for it to be most effective in its decision making process. Just attending a meeting is not enough, I actively participate, research, analyze, and ask key questions. I serve you.</p> <p>As a 22-year Boulder County resident, having lived in Lafayette, Superior, and Louisville, I take pride in having had the opportunity, through government, to shape the quality of life we all enjoy today. My interest in serving on the Planning Commission is solely and purely out of my desire to volunteer my passion and experience to my town.</p>	<p>I moved to Louisville 16 years ago with my wife, forty dollars, and an air mattress. Over the past 15 years, I have created, built, and operated a well-respected Louisville business. As a managing partner, I have regentrified vacant professional buildings, managed and contracted three construction build-outs, and have designed three business offices. I understand the current attractions and challenges for local businesses.</p> <p>For the past 2 years I have reinforced my value of public lands as a member of the "Parks" board. I demonstrated leadership and quick learning when crafting the Parks Score Card within the first year. I used consensus building to bring together staff members who proposed pesticides with citizens who opposed them. This pesticide-free achievement for all of Louisville's playgrounds was lauded by the Mayor in his next City's newsletter. I reinforced my patience and ability to listen to citizens during planning sessions of the Clementine development (twice), the North End playground, city wayfinding and signage, Heritage Park demolition and development, Main Street / Elm PUD, Spruce Street Cul-De-Sac improvements, the DeLo project, and the Underpass project. I was also unanimously voted by the members of my board to solve new problems in collaboration with the Open Space Advisory Board on a two member team.</p> <p>It is this balance of longstanding citizen, successful businessman, and public land advocate that will provide benefit to the Planning Commission.</p>	<p>I am interested in serving on the Planning Commission because I would like to help keep Louisville a great place to live. Land use planning can have a large impact on the community. I have lived in many places, with places planning well in some aspects and planning poorly in other aspects. Good planning can help foster a vibrant, close-knit community, which is what Louisville has and would like to maintain. I have been on the Planning Commission the past two years, and I have enjoyed my time serving. I hope that each point or comment I make in a meeting is both helpful to City Council's decision-making and beneficial the community. I would like to continue to serve on Planning Commission to make a positive impact to the City.</p>	<p>I have been living in Louisville for quite a while now and I have seen major changes. Some changes I am on board with and other changes I find disappointing. I love my town and it is important to me to be a part of the community where I am raising my children. As I tell my children, you cannot just sit on the sidelines and complain. Get involved and have your voice heard.</p>	<p>My wife and I moved to Louisville from Boulder in 2016 and have very much been enjoying our new home. I see service on a local commission as a great way to be involved in the community and to participate in public service. My formal education is as a lawyer and engineer – as such, the Planning Commission seems like a natural place for me to get involved. While I do not generally practice before local planning commissions, I have experience in land use planning more generally, and am generally familiar with local government law in Colorado.</p> <p>More broadly, I would hope that if I am selected to serve, my goal as a Planning Commission member would be to ensure that parties appearing before the Commission have a fair opportunity to be heard and that the Commission's recommendations to City Council reflect a thoughtful analysis of the facts and applicable code and/or regulations.</p>

	Debra Williams	Keaton Howe	David Hsu	Jayme Moss	Dietrich Hoefner
What are your thoughts about the building and development you see in Louisville?	<p>Housing Options: I think we have a diversity of housing except in the area of senior housing. We are in short supply of the kind of product that facilitates seniors to age in place, that is, main floor living with zero entry. Having snatched up one of those homes, I see how important it is to provide more of that product for seniors as they age in place. Insisting that all residential development projects include some senior housing products is a way to insert that product throughout the city.</p> <p>Diversified sales tax base: We should work toward developing a strategic plan in acquiring commercial (re)development that fulfills the holes or leaks in consumer spending and other strategic plans to help achieve a tax base that can withstand the ebb and flow of the economy and evolution of businesses. In other words, what types of services and products do Louisville resident's leave town in order to buy. There is a whole host of questions surrounding that approach but with that kind of information, it will be a more informed targeted approach to diversifying the tax base.</p> <p>Redevelopment and new development: I am not a big pro development advocate mainly because, most of the time, the negative outweighs the positive. Having been an open space advocate for so long, I believe we need to be a steward of the land that is developed and undeveloped. Once developed, you can never go back and with that</p>	<p>I commend previous Planning Commissions for creating and instituting city-wide comprehensive plans. Louisville has harnessed the wave of Boulder County growth in a timely manner. I believe it is important to deal with today's zoning and construction needs, but also to be visionary and look forward to balance tomorrow's peripheral business growth, downtown arterial growth, and housing issues.</p> <p>The new and updated McCaslin businesses have provided more accessibility to restaurants and stores. These projects will create valuable long-term revenue from downtown Superior and Louisville residents for years to come. Yet many Louisville residents have concern about how these larger chains are affecting the growth and slowing demand to the downtown businesses. The downtown district is one of Louisville's most important assets and must be stimulated to prosper as an engine of growth through street faire improvements and locally-owned business supports.</p> <p>Lifestyle desirability has increased our population, placing demand on public services, infrastructure, and housing, and increasing expenses for both businesses and housing affordability. The Planning Commission must continue to support balanced housing options to single families and the elderly in the future as the population grows and ages.</p> <p>In the near future, the Planning Commission will need to balance the forces of housing and business growth with wise decisions to avoid business stagnation and loss of available housing.</p>	<p>Louisville plans well around the downtown area and the Colorado Technology Center (CTC). In addition, the City's creative efforts with land use in some areas are admirable. At the same time, the City faces challenges with residential development and commercial redevelopment.</p> <p>I am no different from most residents of Louisville in that I love the downtown area. Developers have both leveraged and respected the unique characteristics of downtown. Downtown character and pedestrian flow through those areas are usually considered, which can result in a better planned development. However, as reflected in the recent Planning Commission audit, Delo Plaza may have been a missed opportunity in expanding the downtown character and producing a pedestrian-friendly commercial area.</p> <p>The Colorado Technology Center also serves as an example of well-planned development for commercial and residential uses. The location of the area allows for uses that might not be appropriate for areas closer to residential areas or typical retail space. At the same time, CTC, in some ways, feels separate from Louisville. I wonder if occupants of CTC buildings would like to see any changes in that area or if CTC could support some creative efforts with transportation or retail.</p> <p>I also generally agree with some</p>	<p>I am mixed. I have always believed that rooftops do not generate the money needed to make this town as successful as it can be. We need a thriving business and commercial commuity to generate tax income and provide work / shopping opportunities for our residents. I truly feel that if we are not careful, our great town will be swallowed up by housing and nothing more.</p>	<p>I see Louisville as a vibrant small town community planted firmly in a region experiencing relatively rapid economic growth. As such, I see the new construction and development in Louisville as a function of the growth that is happening across the front range more generally. While development can be a great driver of economic growth, I believe the challenge for Louisville is to ensure that development happens in a balanced way that does not over burden existing infrastructure and that does not unfairly damage the expectations of those who already live and work here. Thoughtful application of the City's zoning rules in one important piece of this puzzle and if selected for the Planning Commission I would aim to make recommendations accordingly.</p>

	<p>in mind, it is so important to develop with deliberate planning, that can last the test of time. Bridging old and new development, creating a lasting product, planning for the long term future (50-100 years), is what I would like to see the Planning Commission work toward, with more attention to detail in the planning process. Developers are working toward a financial goal but the city needs to guide the final outcome. Sometimes its ok to say no to developers, for the ultimate greater good of the city.</p> <p>Downtown parking structure or system: I don't live downtown, but what deterred us from buying downtown (aside from the exorbitant prices) is the lack of a parking system. Louisville should look toward a parking study that provides a multi-pronged plan. I believe it should be Louisville's priority in the coming years.</p>		<p>more creative uses of land. For example, the mixed use area near Alfalfa's and the planned DELO live/work development provide for different types of community interaction than if areas were strictly residential or strictly commercial.</p> <p>Residential development routinely raises concerns about density, traffic, and school crowding. On the other hand, no or minimal residential development leads to higher housing prices, which while benefiting existing homeowners with increased home values, also leads to other negative consequences, even to existing homeowners. These residential development issues are more and more common in Colorado and not unique to Louisville. Obviously, there are not simple solutions to these issues, and most solutions to these problems cannot be implemented simply through the planning process for an individual applicant.</p> <p>I have not seen much redevelopment in my time on Planning Commission. Some areas of the City that were developed at a different time may struggle in today's environment. A good example is the former Sam's Club property, which has not had a retail tenant for years. If additional retail tenants leave similar style buildings vacant, redevelopment or creative solutions to the existing space may be needed.</p>		
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	Debra Williams	Keaton Howe	David Hsu	Jayme Moss	Dietrich Hoefner
What is your vision for Louisville as it relates to land use/development and maintaining Louisville’s small town character?	Architecture, building height, and density all relate to that small town feel. Frankly, the future for Louisville is redevelopment, as it is land locked, but how it is planned is crucial in keeping the small town character of Louisville and limiting growth explosion. What gives Louisville that small town feel is the downtown and surrounding suburb feel with a lower density of diverse housing stock and building styles reminiscent of yesteryear. The careful and deliberate land use planning devoid of tall buildings, high density, and typical uses of larger downtowns (such as warehouse/storage businesses, industrial and manufacturing businesses, marijuana shops, etc) also adds to the character. Looking to the future, we should encourage redevelopment to provide a more walkable community for the old and young (what's good for the old, is good for the young). DELO is a mixed-use development that somewhat fits that bill however, in my opinion, it doesn't possess the small town character in the architecture nor does it plan for aging in place for home owners. As a Planning Commissioner, I would encourage and advocate for the right kind of architecture to enhance the small town feel, especially in the downtown area.	I believe that creating and carrying out "the big picture" is vital to a planning commission. This picture's framework, a balance between responsible business development and housing construction, will preserve our small town ideals. Because those asking to grow are often times our fellow Louisville neighbors, the Planning Commission needs to listen carefully to those within our community. Regentrification of existing buildings and unleased areas should be a top priority of land use/development. The city should use its abilities to attract business or developments to such locations; these areas can be a valuable city revenue sources that requires less infrastructure and build-out costs for a business to occupy. In order to balance the values of public land protection and business development, wise decisions and vetting will also need to occur during the development of currently undeveloped land. By protecting the public, using the City Council's comprehensive master plan as a guide, and enforcing the city code, the planning commission can engage citizens in a respectful, professional manner that preserves it's ideals and character.	<p>I believe that land use and development should encourage connectivity throughout the City, which helps maintain the City's small town character. Walkability is important for many areas, including downtown. For suburban areas, walkability to downtown may not make sense, but walkability to nearby retail areas or public gathering spaces when possible is important. Alternative transportation modes, including bikes, is another important element. Walkability and alternative transportation mode planning should help mitigate traffic issues seen with more development. I would like to see more public gathering spaces and trails in the McCaslin corridor to help promote a sense of community there.</p> <p>Part of encouraging connectivity throughout the City is to leverage the Bus Rapid Transit (BRT) stop on US36 as a public transportation gateway to the City. I would like to see future development take advantage of the BRT station. Such development could also provide lasting economic benefits to the City.</p>	I think it is important to truly study each new building proposal to see the effects on our town as a whole. I have a problem with simply rezoning land on a whim. Again, I agree in growth BUT it should be smart growth. It is important to maintain our small town character with open space and biking / walking trails combined with growing commercial and residential space.	I believe that to the extent that the broader front range continues to experience population growth, Louisville will experience some growth too. Similar to my previous answer, I believe that Louisville can accommodate some of this growth through thoughtful planning and review of development proposals, and by ensuring that facilities and infrastructure keep pace with development. Ultimately, the people of Louisville seem to love its small-town character, and it is one of the characteristics that sets it apart from many nearby communities. Finding a way to maintain that character while accommodating the realities of a growing population and economy is an important challenge for the City.

	Debra Williams	Keaton Howe	David Hsu	Jayme Moss	Dietrich Hoefner
How can Louisville achieve economic sustainability through zoning and land use planning?	<p>Mixed use, mixed use, mixed use! Thus zoning and land use planning is crucial. Mixed use development is a different animal, which requires rezoning and a PUD, if not able to do based on current zoning. Mixed use doesn't have to be high rises or high density to be economically sustainable. As you already know, the right mix of residence units, retail, and commercial businesses is key to survival. If you can walk to all the necessities, you are planning for long term economic stability. Less driving, more transit lines, and walkable communities. People want to live in communities that allow the maximum walkability. Within walkable communities, there needs to be connectable and accessible routes such as pedestrian walkways, bike routes, trails, and bus routes that are accessible, frequent, and timely. Mixed use allows all your basic necessities to be within walking distance encouraging alternative transportation instead of the automobile.</p> <p>And speaking of walkability, Louisville does a very good job of providing a walkable community, however, there are a few areas that need some improvement, specifically South Boulder Road (entire experience), Hwy 42/95/96 street, roughly from Pine Street to Baseline. A sidewalk is not enough, it needs to feel safe and protected from traffic such as widening the 4 foot wide sidewalks on South Boulder Road and providing more visual and physical buffer from the traffic, and careful planning takes</p>	<p>Louisville's most important asset is our accessibility to a healthy, outdoor lifestyle. Economic sustainability can be achieved by balancing our open spaces, parks, and public lands priorities with thoughtful land use planning of undeveloped land, regentrification of previous business developments, and a continued availability of housing.</p>	<p>Sales tax revenue makes up a big portion of the funds for the city. Allowing more commercial development would increase sales tax revenue, but the goal of planning should not be to maximize revenue. Residents and businesses should want to be in Louisville because the City is a great place to live and to do business. Planning with more walkability and connectivity in mind will help businesses. Making it easy for people to travel within a region will allow for positive spillover effects. For example, while the McCaslin corridor generates a significant portion of revenue for the city, the typical customer visiting a store in the McCaslin are does not usually linger and visit neighboring stores. Promoting visits to multiple businesses can be done through better planning. This may include better consideration of nearby residential and commercial areas during the planning process. For example, with online shopping, the current environment for retail businesses is more challenging. Commercial development may lean more toward restaurants and services than retail goods. At the same time, planning may be able to promote retail businesses by looking at the mix of residential and commercial nearby the retail businesses and reducing barriers to connectivity.</p>	<p>We can ensure that land is not simply zoned and rezoned as residential. Rooftops alone do not equate to adequate tax revenue. Our property taxes in Colorado are ridiculously low. If we balance more commercial and office space with rooftops, we can help to achieve economic sustainability in our wonderful town.</p>	<p>Zoning and land use planning should be done with a strong vision of the future, but at the same time should be flexible enough to accommodate unexpected changes and opportunities. While residential development may be a pressing topic today, I believe economically sustainable planning should take place over longer time horizons and should incorporate multiple goals and interests.</p>

	<p>time and effort but lasts the test of time.</p> <p>And some of the most obvious but difficult to achieve economic sustainability is the need for specific commercial businesses that bring people to Louisville to shop as well as keep local dollars in town. Redeveloping the large shopping areas, such as the old Sams club development, so that they function as a one-stop shop/play/eat mixed use development can be how Louisville achieves greater economic sustainability in the US 36/McCaslin corridor. Another area ripe for redevelopment is near the Louisville Park n Ride, with its proximity to rapid bus transit and a major highway to Boulder and Denver. It is just begging for a mixed use commercial/residential development. And now that the interchange has a new state-of-the-art design, the DDI (you know you secretly love it?!), the timing is perfect, especially before your neighbor on the other side beats you to it!!</p>				
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	Debra Williams	Keaton Howe	David Hsu	Jayme Moss	Dietrich Hoefner
What do you think are the most important planning issues facing the City? What expertise or insight could you bring to the Commission's deliberations and recommendations?	<p>A diversified revenue stream from new and existing commercial businesses, mixed use developments where appropriate, redevelopment in dilapidated areas, and connecting current developments in areas lacking that connection (such as Steel Ranch and the North End), are the most important city planning issues facing Louisville. Once developments are approved, bridging the vision on paper and the actual physical development is difficult. There needs to be added or special oversight to bring to fruition what the council and residents envisioned. Too often, developers change the vision and planning approved (inside the confines of the PUD, code, and zoning) and the finished project becomes less than optimal for the city.</p> <p>After many years of participating in city successes and failures, and sometimes directly contributing to those successes and failures, I have grown to understand what makes good city planning and what makes bad city planning. I hope to bring my insight and experience to Louisville's Planning Commission and most importantly, providing the council with productive and reliable advice.</p>	<p>As the 2012 Comprehensive Master Plan states: "When a community is reaching the end of its growth stage and approaching build-out of its lands, emphasis shifts from meeting expanding demands for facilities to addressing the quality of what it provides".</p> <p>I believe the last stage of a city's growth can be the most important stage of all. However, if the Planning Commission works as a team they will be able to succeed where others have struggled. Of the many important planning issues that the Planning Commission will face, the most important will be how to use the remaining undeveloped land in Louisville, and how to continue to attract successful businesses that will contribute to economic growth. With less and less land available to develop, there will be stronger and stronger citizen opinion on how to use it. The ability to choose and attract quality businesses that support Louisville's ideals can serve as epoxy for the city.</p> <p>I believe the most difficult challenge for the Planning Commission will be to retain the cohesion of the Louisville community amid this last stage of growth. This will require board members to genuinely listen to their fellow citizens, show leadership within their own board, practice patience with the planning staff, and be consensus builders with the City Council.</p> <p>Through my last two years as a devoted advocate for public lands, and years as a local Louisville business owner and citizen, I believe I have the unique blend of characteristics to bring a fresh, new productivity to the Louisville Planning Commission.</p>	<p>The most important planning issues are maintaining the small town character of Louisville in the face of growth pressure, planning for the challenges of today without compromising the ability to meet the challenges of tomorrow, and following the municipal code in the planning process. Small town character has been discussed previously. With respect to planning for the challenges of today correctly, we have seen those problems with retail space. Big box retail stores were desirable years ago but are less attractive now. Similarly, a current challenge, especially in and around downtown, is addressing parking and traffic issues. We do not want to plan for more parking when autonomous cars and alternative transportation modes are just around the corner. We should be conservative in addressing parking, transportation, and economic issues in planning by not over committing to a solution and by leaving flexibility to adapt to different circumstances in the future.</p> <p>I have been on the Planning Commission for two years and have sought to solicit as much relevant information as possible from staff and the applicant so that the commission, City Council, and the public can develop their own opinion on the particular issue in question. I am analytical by nature and by education. As both a Ph.D. chemical engineer and a practicing attorney, I like to break down problems into discrete parts and then systematically analyze each part. I</p>	<p>The most important planning issues facing our community is the balance between affordable rooftops with commercial and office space. I know how hard it is to find office space in our town. I tried for a long time to find affordable office space for my law firm. Unfortunately, I had to turn to Lafayette. Thankfully our sister community - but not what I had wanted. To sustain our wonderful town we need to ensure that there are people able to afford the rent for office space as well as an abundance of places to shop and eat.</p>	<p>I believe the most important planning issue is to evaluate growth and development against the City's values and identity and ensure that Louisville is reaping the benefits of the growing economy without sacrificing its character. I believe that my formal legal training as well as my perspective as a new and younger resident of Louisville would both equip me well to serve on the Commission.</p>

			ask questions of the staff and applicant to help the analysis. I am never afraid to ask questions because I see that as my role as commissioner. In addition, as demonstrated on several occasions, I will verify the information in the staff-prepared packets and look directly at the municipal code or design guidelines. I seek to understand the requirements for a development and to ensure that the applicant and the City end up with a strong application.		
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	Debra Williams	Keaton Howe	David Hsu	Jayme Moss	Dietrich Hoefner
APPLYING FOR REAPPOINTMENT ONLY: Should you be reappointed, what would you like to see the Planning Commission accomplish in your next term?			<p>I would like to see Planning Commission work with staff on addressing longer term and recurring issues, beyond typical land use hearings. Some of the longer term issues include the ones that are involved in the answers to the previous questions. Those issues are hard to address on an ad hoc basis, applicant by applicant. Planning Commission meetings could have regular updates and discussions on some of these longer-term issues.</p> <p>More specifically, I would like to see the Planning Commission update or publish design guidelines to better reflect current preferences and practices. Some of the city's design guidelines and standards are outdated or seemingly arbitrary. For example, applicants often ask for waivers to the sign guidelines for the Colorado Technology Center, and these are often granted because we do not know if the current sign guidelines are effective. From our previous audit of projects around the city, we identified that bicycle and pedestrian circulation may fall short of the intent of design guidelines. I would like to see the design guidelines updated to better account for bicycle and pedestrian circulation. I also hope that the design guidelines in accordance with the McCaslin Small Area Plan will be finalized in my next term.</p>		

2018 Recreation Advisory Board – Supplemental Questions

The Recreation Advisory Board promotes recreation and golf in Louisville, advises the City Council in determining the community's needs and desires for recreation and golf facilities. The Board will tentatively meet the fourth Monday of each month at 7:30 am. Terms are three years. You must be a resident of Louisville to apply.

PLEASE PRINT OR TYPE YOUR ANSWERS TO ALL OF THE FOLLOWING QUESTIONS in the space provided and return this questionnaire *with your application* to the City Clerk's Office (749 Main Street) or email it to MeredythM@LouisvilleCO.gov.

1. Briefly explain your interest on serving on the Recreation Advisory Board.
(please limit to 400 words)

I am interested in serving on the Recreation Advisory Board as a way of contributing to the community in a meaningful way. The Louisville Recreation Center is particularly important to me; I have used it on a regular basis for over 24 years. I have also used the Golf Course and other Louisville amenities as well.

I also developed some insight into the Rec Center when I recently served on the Louisville Recreation and Senior Center expansion task force. The expansion that is happening now, and the programming opportunities that will come with the improved facility are very exciting to me. I would like to bring my skills and experience to the Recreation Advisory Board to help realize the possibilities we can have at the new and improved Rec Center.

2. *What is your vision for Recreation in the community as a whole? (please limit to 300 words)*

My overarching vision for recreation in Louisville is "Outstanding access for Louisville citizens and people who work in Louisville of all ages to a variety of quality recreational experiences and activities to meet the needs of our healthy and vital community."

3. *If appointed, what would you like to accomplish on the Recreation Advisory Board during your term? (please limit to 300 words)*

If appointed, my goal would be to be a good board member who collaboratively works with staff and elected officials to see the completion of the Recreation and Senior Center expansion, the establishment of complete programming for the expanded facility, the maintenance and upkeep of existing facilities, the achievement and maintenance of good utilization rates, respect to city budgets and excellent fiduciary execution.

4. *What is your favorite thing about the Recreation Center of Coal Creek Golf Course? Why? (please limit to 300 words)*

The opportunity for year round fitness. I especially like indoor cycling for cardio and weight facilities for strength training, as well as the welcoming nature of the venue and the diverse group of people.

5. *What qualifications, skill sets and relevant experiences do you have for this position? (please limit to 300 words)*

The highlights of my qualifications for the Recreation Advisory Board:

- Served on Recreation and Senior Center Expansion Task Force
- 24+ year Louisville resident and Rec Center user
- Parent of two Louisville kids
- Passion for fitness and recreation, road and mountain biker, hiker, weight lifter, skier, avid dog walker, etc.
- Retired Colorado business owner
- MBA University of Texas, BS Metropolitan State
- Previously Officer, USMC



City Council
December 11, 2017

Addendum #1
Items presented at the meeting

1. What is the role of the Planning Commission in Louisville?
2. Have you watched or attended a Planning Commission meeting?
3. Scenario No. 1.

You are reviewing a General Development Plan for a large parcel of vacant land. The General Development Plan established the basic development criteria for the land (e.g. densities, building heights, setbacks, road network). One of the criteria for the development is that street design in the development and surrounding roadway network be designed to accommodate the new development and minimize or mitigate any negative impacts. A second criteria is that the development maintains an appropriate relationship to surrounding areas. The developer of the property has submitted a traffic study showing that, with improvements to the surrounding street network that they will pay for, the street network has enough capacity to accommodate the development within normal traffic levels, but with increased delays at two major intersections that change the level of service from a service level D to an F. All aspects of the new and improved street network meet the City's technical physical criteria. A Home Owners Association that neighbors the proposed development has submitted a petition signed by 40 residents stating that they believe the traffic from the new development will negatively impact community character, their property values, and create an unsafe environment for their children.

A) How would you apply the criteria in the scenario?

OR

B) What questions would you ask in order to determine if the proposal meets the criteria?

4. Scenario No. 2

A popular restaurant wants to create an outdoor patio space where they may occasionally have live music and events.

The restaurant is located within a block of an existing residential area. All outdoor dining areas require a special approval from the Planning Commission and City Council.

The restaurant owner suggests that there will be a significant tax benefit to the City if this use is allowed.

There are several people testifying at the public hearing, both in support and opposed to the proposal, with slightly more in opposition to the proposal. Those in support note that the restaurant owner is a quality person and would be reasonable in how they operate the business. Those in opposition are worried about noise and light from the patio area, especially late at night. As a Commission Member, your criteria for reviewing the development include: The proposal would not be contrary to the general welfare and economic prosperity of the City and immediate neighborhood; and the external effects of the proposal are controlled considering compatibility of land use.

What do you think are the most important factors to consider in reviewing the proposal?